

NOTICE OF SPECIAL MEETING
May 15, 2019
MONTGOMERY BOARD OF ADJUSTMENT

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a Special Meeting of the Montgomery Board of Adjustment will be held on Wednesday, May 15, 2019 at 3:00 p.m. at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

CALL TO ORDER

CONSIDERATION AND POSSIBLE ACTION:

1. Approval of the minutes from the Special Meeting held on November 26, 2018.
2. Consideration and possible action to schedule a Public Hearing regarding a parking requirement variance from 9-spaces to 7-spaces for 20998 Eva Street, Montgomery, as submitted by Samdana Investment, LLC.
3. Consideration and possible action to schedule a Public Hearing regarding a variance for the building façade located at 20210 Eva Street, Montgomery, as submitted by Blue Wave Car Wash.
4. Adjournment



Susan Hensley
Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 10th day of May, 2019 at 3:55 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

MINUTES OF PUBLIC HEARING AND SPECIAL MEETING

November 26, 2018

MONTGOMERY BOARD OF ADJUSTMENT

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 3:00 p.m.

Present: Nelson Cox Chairman
 Rebecca Huss Member
 Carol Raica Member
 John Fox Alternate Member

Absent: Jennifer Stewart Member
 Tommy Hauser Member

Also Present: Jack Yates City Administrator
 Susan Hensley City Secretary

PUBLIC HEARING:

Convene into Public hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

1. **Public Hearing** regarding a height variance of 35' feet for a flag pole to be located at 19868 Eva Street, Montgomery, Texas 77356 submitted by Jordan Porter (dba Dusty's Car Wash).

Chairman Cox convened the Public Hearing at 3:00 p.m.

Mr. Yates advised the City for a commercial structure of 45 feet for the maximum height. Mr. Yates said he spoke to the Building Inspector and City Attorney a couple of years about whether a flag pole would count as a structure, and they both thought that it would because of

the proper placement. Mr. Yates said the reason this is before the Board is because the maximum height is 45 feet and Mr. Porter is asking for an 80-foot tall flag pole.

Rebecca Huss asked if they should have Mr. Porter do his presentation now or during the action part of the Agenda. Mr. Yates said he would think it would be the action part of the Agenda. Rebecca Huss asked if this was just for the public to make comments on the matter. Mr. Yates said yes. Mr. Yates advised that letters of notice were also sent out and they have not received any public comments. Chairman Cox asked if the letter stated the time and place for the Public Hearing was here. Mr. Yates said yes.

Mr. Yates stated that Dusty's Car Wash is no longer the d/b/a. Mr. Porter advised they have propositioned a marketing company out of Lubbock to help them with website design, logo, and branding, and they recommended changing their name to Bubble King Carwash, which they did. Mr. Porter said Bubble King Carwash is the name as of 30 days ago. Mr. Porter said he has submitted the sign drawings for approval to Mr. Yates. Chairman Cox asked to confirm the name as Bubble King Car Wash. Mr. Porter said that was correct.

Adjourn Public Hearing.

Chairman Cox adjourned the Public Hearing at 3:06 p.m.

CONSIDERATION AND POSSIBLE ACTION:

2. Approval of the minutes from the Special Meetings held on October 22, 2018 and November 1, 2018.

Rebecca Huss moved to approve the minutes from the Special Meeting held on October 22, 2018 and November 1, 2019, as presented. Carol Raica seconded the motion, the motion carried unanimously. (4-0)

3. Consideration/take action of regarding a height Variance of 35' for a flagpole at 19868 Eva Street by Jordan Porter (dba Dusty's Car Wash).

Mr. Porter presented his information to the Board showing another flag pole of the same type and height located off of Rayford Road in Spring. Mr. Porter said the general contractor has installed this type of flag pole at numerous locations and was recommended by John Cook,

who is a local Montgomery resident with Cook Custom Homes. Mr. Porter said he was asking for approval for the 80-foot flag pole as they are very patriotic as a family and they have every intent to fly those colors with pride. Mr. Porter said their staff will be trained in proper flag etiquette. Mr. Porter said originally when he spoke to Mr. Yates, he wanted to fly two flags, with the American flag above the Texas flag, but it has come to his attention that there is a Spirit of Texas Bank, Texas Flag Memorial being built at the corner of Lone Star Parkway and SH 105 and it is not his intention to interfere with that whatsoever. Mr. Porter said if they think there will be any conflict between those two flag poles, they would be absolutely willing to fly only the American flag. Mr. Porter said the flag pole looks great and would be the same height in that location as the power lines. Mr. Porter said the way their building is set up on their lot, if they put up an 80-foot flag pole, it is going to stick up around 35 feet above the top of their building. Mr. Porter said they don't want to create a gargantuan or too large of a flag pole, they feel that it fits the size of the building and the location and would look right. Mr. Porter said if they put a much smaller flag pole, in their opinion, it would not be doing the American flag justice. Mr. Porter said they have engaged Kromberg Flag Company out of Houston, who is the largest flag pole installation company in the Houston area. Mr. Porter said he did call the power company for approval, and as long as they are outside the 35-foot building line, they have approved the flag pole. Mr. Porter said he has a confirming email of the approval.

Rebecca Huss said Mr. Dave McCorquodale had a question as to whether there would be a problem with the flag flying and whether it would interfere with the power lines and so the email states that is not a concern for Entergy. Mr. Porter said that is correct, they advised that the flag would be fine as long as it maintains a 10-foot limit from the line, and said that it would be 35-40 feet from the tip of the flag to the power line. Rebecca Huss said the extra height would probably help with that limit. Mr. Porter said that was correct. Rebecca Huss asked how large the flag would be. Mr. Porter said the flag is 15 feet by 25 feet and is included in the agenda materials. Mr. Porter said they have a lot of options regarding the size of the flag and that was just the size the company had recommended.

Rebecca Huss asked if the 80-foot flag pole would be visible before you come over the last rise before Montgomery is visible, because she felt that would be really nice to be able to see the flag before you come into the City. Mr. Porter said he thought that you would be able to see the top 20 feet of the pole. Mr. Porter said he did engage Pizza Shack to discuss the flag pole

and they signed a letter showing they were in favor of the flag and they wanted to put one in front of their restaurant, but they did not have the funds at the time.

Carol Raica asked if the flag would be taken down each day or remain up all the time. Mr. Porter advised it would come down every day. Carol Raica asked if the flag pole would be lit. Mr. Porter said it would have two lights at the base, which is 30,000 lumens. Mr. Porter said they have already piped an underground conduit on a timer to turn the lights on when the business opens and off when it closes at the end of the day. Carol Raica asked if they flew both flags, would they be on the same flag pole. Mr. Porter said yes they would, but they do not want to interfere with the Memorial at the corner of Lone Star Parkway, so they are happy with flying the American flag. Carol Raica said she did not think you could have too many Texas flags. Rebecca Huss said she did not think there was such a thing as too many Texas flags.

John Fox asked what the Spirit of Texas Bank Memorial will look like as far as height and width. Mr. Yates said they do not have detailed plans.

Mr. Yates asked about the maintenance of the flags. Mr. Porter said they will replace the flag at least annually, and said if this is approved, the flag will always look good and the minute there is a fray, they will contact Kromberg's to order a new flag. Mr. Porter said he would agree to replace the flag annually as a condition on the approval. Rebecca Huss said if the employees are taking the flag down each day, it will help eliminate damage to the flag. Mr. Porter advised part of the employee training will be how to manage the flag, which will be part of the employee's daily responsibilities to raise the flag at 7:30 a.m. and take down the flag at 7:30 p.m. Mr. Rich Wheeler, Mr. Porter's brother-in-law and Mayor of the City of Shenandoah, was present. Mayor Wheeler said he liked the way they were able to talk back and forth with the speaker and said this was a good discussion. Mayor Wheeler said their family owns another business called American Financial and the company logo is an eagle, so you can imagine how patriotic our family is and being properly patriotic is pretty important to them. Mayor Wheeler said he was in the Navy himself.

Rebecca Huss moved to approve the height variance to an 80-foot flag pole for 19868 Eva Street by Jordan Porter currently d/b/a Bubble King Car Wash. John Fox seconded the motion, the motion carried unanimously. (4-0)

4. Adjournment

Rebecca Huss moved to adjourn the meeting at 3:20 p.m. Carol Raica seconded the motion, the motion carried unanimously. (4-0)

Submitted by:  Date Approved: _____
Susan Hensley, City Secretary

Nelson Cox, Chairman



May 6, 2019

Board of Adjustments
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request regarding parking requirement for Best Donuts

According to Sections 98-286 of the City of Montgomery Code of Ordinances, off-street parking at a rate of .75 square feet of parking space for each square foot of gross building area is required for commercial use buildings. With the proposed 2,085 square foot building, this results in a need for approximately 1,564 square feet of parking area or 9 parking spaces. Currently, 7 spaces are proposed. We would like to request a variance that would allow a reduced number of required parking spaces for this site. We feel this request is warranted for the following reasons:

- The size and setbacks of the site limit the building placement and the usable space for parking.
- A reciprocal access agreement must be honored with the property to the west, which removed a proposed parallel parking spot.
- The proposed use for the building is a quick service restaurant whose primary customer service transaction will be through the drive-thru in lieu of the front counter. The peak business hours for this business will be between 6:30 – 8:30 AM. We do not feel that the ordinance has a parking requirement for the proposed use. This restaurant will be primarily utilized in the drive-thru and only for limited hours. It will not have the inside seating available at a typical restaurant that is open 8 – 12 hours per day.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Jonathan White, PE
L Squared Engineering

Attachments: Exhibit A (Current Site Plan)





Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to shensley@ci.montgomery.tx.us

Contact Information

Property Owner(s): Samdana Investments LP

Address: 9326 Brentwood Lakes Circle Spring, TX Zip Code: 77379

Email Address: chemsamdana@yahoo.com Phone: 832-538-3316

Applicants: L Squared Engineering

Address: 21123 Eva Street, Suite 200 Montgomery, TX 77356

Email Address: Jwhite@L2engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): R31360

Legal Description: Tract 43, 44, in the John Corner Survey, Abstract 8

Street Address or Location: 20998 Eva Street Montgomery, TX 77356

Acreage: 0.28 Present Zoning: Commercial Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: Chaper 98, Article IV Section(s): 98-286

Ordinance wording as stated in Section (98-286):


Commercial district (B) and Institutional (I) district. Each lot plan for professional or commercial use (B) or institutional use (I) shall have off-street parking at a ratio of not less than 0.75 square feet of parking space for each one square foot of gross building area, with the exception of family dining, which shall have one parking space for each six customer seats plus one parking space for each two employees on the maximum working shift.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

According to Ordiance, 9 parking spaces are required on this site. We are requesting a variance from the required number of spaces due to the proposed use and constraint of the property. See attached letter.

Signatures

Owner(s) of record for the above described parcel:

Signature:  Date: 05-06-19

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p>Date Received <i>Office Use</i></p>	<p>5-7-2019</p>
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Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any variance to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission: **4th Monday of every month at 6:00 p.m.**

City Council: **2nd and 4th Tuesday of every month at 6:00 p.m.**

Finding of Undue Hardship

In order to grant a variance, the Board must make the following findings to determine that an undue hardship exists:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
5. Financial hardship alone is not an "undue hardship" if the property can be used, meeting the requirements of the zoning district it is located in.

Factors not Considered

A variance shall not:

1. Be granted to relieve a self-created or personal hardship,
2. Be based solely upon economic gain or loss,
3. Permit or allow any person a privilege or advantage in developing a parcel of land not permitted or allowed by these Regulations to other parcels of land in the same particular zoning district,
4. Result in undue hardship upon another parcel of land.

To: Board of Adjustment
From: Jack Yates
Subject: Blue Wave Car Wash – Corridor Enhancement District Requirements
Date: May 10, 2019

The Blue-wave Car Wash building that is fully erected was not held to the Corridor Enhancement District ordinance requirement of no Concrete Masonry Units (CMU) (the construction description of cement block materials) construction to be within the Corridor Enhancement District. Ordinance 2017 – 03 (attached) specifically prohibits CMU construction of any kind.

Attached is the building permit as issued, and the plan reviews by the Chris Roznovsky, City Engineer and Rick Hanna the building inspector—both of which I rely upon before signing any building permit.

The original Corridor Enhancement District ordinance, 2014 – 03, in section 98 – 365 (attached) clearly states that City Engineer and/or City Building Inspector will review construction plans to ensure compliance with this article and no Certificate of Occupancy will be granted until compliance with this article is achieved. Also, in the original ordinance section 98 – 363 (b) gives the exceptional materials that may be used.

On January 23, 2017 (attached) an amendment to the Corridor Enhancement District ordinance was adopted prohibiting CMU construction within the corridor enhancement area. On July 25, 2018 the building permit for Blue-wave was approved and on those plans is a CMU wall detail for their exterior walls.

Apparently, I did not make a specific enough assignment to the Building Inspector or City Engineer about who was to review compliance with the District's exterior requirements. I thought that both knew of the requirement and from reading the plan review sheets, I actually thought that both had that review as part of their consideration. In speaking with both individuals, both said he did not realize he was supposed to be reviewing the exterior walls construction materials for compliance to the Corridor Enhancement District ordinance. I have corrected that by a memo specifically assigning this review to the Building Inspector Rick Hanna (attached) who can, at a glance while reviewing the plans in front of him already, determine compliance with the ordinance.

Also in speaking with Rick regarding what to do, he proposed that the easiest and cheapest way was for the building owner to put a facade-stucco over the existing CMU material. The ordinance calls for the front and two sides to be compliant with the ordinance.

I have spoken with the owners of Blue-Wave and they are applying for a variance to the Board of Adjustment, to not have to place the facade. Rick Hannah estimates the cost

of the façade–stucco to be approximately \$18,000. No Certificate of Occupancy has been granted as they are still under construction.

According to City Attorney Larry Foerster, the mistake of a city employee is not bound to the City itself. Meaning that the City can still require Blue-wave to comply to the ordinance.

If Blue-wave wants to make a claim against the City for the cost of now complying with the ordinance they could do so, and the City would turn the claim into the City's insurance company. Speaking with the insurance company they have said that they doubted that they would cover the loss, but it depended upon how the claim was worded—as to whether or not the errors or omissions section of our insurance coverage would apply.

ORDINANCE

Motion was made by Dave McCorquodale seconded by Rebecca Huss, that the following Ordinance be adopted.

ORDINANCE NO. 2017-03

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, TO AMEND CITY ORDINANCE NO. 2014-03, DATED MAY 20, 2014, BY AMENDING SECTION 98-390(a) OF THE CITY CODE OF ORDINANCES, TO PROHIBIT EXPOSED CONCRETE MASONRY UNITS (CMU) OF ANY KIND ON THE EXTERIOR WALLS AND FACADES OF METAL BUILDINGS WITHIN THE CITY'S CORRIDOR ENHANCEMENT DISTRICTS; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A TEXAS OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION.

WHEREAS, the City Council of the City of Montgomery, Texas, by Ordinance No. 2014-03, dated May 20, 2014 adopted a Corridor Enhancement policy to provide for the enhancement of the overall visual image and perception of the city along its main entryways and corridors by requiring construction standards for exterior walls and facades of metal buildings along Texas State Highway 105, Texas State Farm Road 149 and the entire Lone Star Parkway within the city limits of the City of Montgomery; and

WHEREAS, the Corridor Enhancement ordinance is codified in Chapter 98, Article VII of the City of Montgomery Code of Ordinances; and

WHEREAS, upon the recommendation of the City staff, the City Council desires to amend Section 98-390(a) of the Code of Ordinances, entitled "General requirements," by prohibiting exposed concrete masonry units (CMU) of any kind on the exterior walls and facades of such buildings.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT:

SECTION I.

RECITALS ADOPTED: The City Council adopts the findings and recitals above as true and correct.

SECTION II.

AMENDMENT TO CORRIDOR ENHANCEMENT ORDINANCE. Section 98-390(a) of

the City Code of Ordinances, entitled "General requirements," is hereby amended by prohibiting the use of exposed concrete masonry units (CMU) of any kind on the exterior walls and facades of metal buildings, such that it reads as follows:

Section 98-390. General requirements.

(a) The construction of metal buildings is allowed within the corridor enhancement district; however, metal panels and exposed concrete masonry units (CMU) of any kind are prohibited on the exterior walls and facades of such buildings. Areas zoned as District ID are partially exempt from this requirement, provided that the main entrance of the building visible from the main entryways and corridors shall be 100 percent covered by the approved materials listed in subsection (b) of this section. The remaining exterior facades of a building within an area zoned as District ID must be at least 50 percent covered by a wainscoting of the approved materials listed in subsection (b) of this section, from the front to the back of the façade wall.

SECTION III.

REPEALING CLAUSE. This amendment to Ordinance No. 2014-03, dated May 20, 2014, as codified in Section 98-390(a) of the Code of Ordinances of the City of Montgomery, Montgomery County, Texas, shall prevail and all other Ordinances in conflict are hereby repealed to the extent of any conflict.

SECTION IV.

SEVERABILITY. If any section, subsection, sentence, clause, provision or part of this Ordinance shall be held invalid for any reason, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION V.

TEXAS OPEN MEETINGS ACT. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, of the Texas Government Code.

SECTION VI.

EFFECTIVE DATE. This Ordinance shall take effect and be in force after its publication as provided by law.

PASSED AND APPROVED by the City Council of the City of Montgomery, Texas, on the 10th day of January, 2017.

THE CITY OF MONTGOMERY, TEXAS

Kirk Jones, Mayor

ATTEST:

Susan Hensley, City Secretary

APPROVED AS TO FORM:

Larry L. Foerster, City Attorney

of the changed plans by the Planning and Zoning Commission, then the following restrictions, in addition to any other penalties or remedies set forth in this article, shall be applicable to the site where the structure or property was formerly located:

- a. No building or other permits will be issued for construction on the site, with the exception of a permit to restore such structure or property after obtaining a permit, for a period of two (2) years after the date of such demolition or removal. The City may file a certificate evidencing a violation of this section in the Official Public Records of Real Property of Montgomery County, Texas.
- b. No permits shall be issued by the city for any curb cuts on the site for a period of two (2) years from and after the date of such demolition or removal.
- c. No parking lot for vehicles shall be operated whether for remuneration or not on the site for a period of two (2) years from and after the date of such demolition and removal.
- d. The owner of the site shall maintain the site in a clean and orderly state and shall properly maintain all existing trees and landscaping on the site. When these restrictions become applicable to a particular site, the city building official shall cause to be filed a verified notice thereof in the real property records of Montgomery County and such restrictions shall then be binding on future owners of the property.

(2) *Cumulative remedies.* The provisions of this section shall apply in addition to other enforcement procedures or penalties which are available at law or in equity, including, but not limited to, those available for adversely affecting historic structures or property under V.T.C.A., Local Government Code § 315.006 and V.T.C.A., Government Code § 442.016 as the same may be amended from time to time, injunctive remedies and the like.

(3) *Civil action.* As an additional remedy in addition to the penalties stated above, the city attorney for the City of Montgomery or his or her designee shall have the power to take all necessary civil action to enforce the provisions hereof and to request appropriate legal or equitable remedies or relief.

Secs. 98-346—98-360. Reserved.

ARTICLE VII. CORRIDOR ENHANCEMENT

Sec. 98-361. Purpose.

The city council hereby declares that as a matter of public policy that it is desirable and in the best interest of the public health, safety, morals and general welfare of the citizens of the city to provide for the enhancement of the overall visual image and perception of the city along its main entryways and corridors by requiring construction standards for exterior walls and facades on buildings along these corridors.

Sec. 98-362. District Boundaries and Designation of Properties.

(a) Properties initially subject to the requirements of this article and initially designated as the Corridor Enhancement District include all properties located within three hundred (300) feet of the right of way of:

- (1) Texas State Highway 105, extending from the eastern boundary of the corporate limits of the city to the western boundary of the corporate limits of the city;
- (2) Texas State Farm Road 149, extending from the northern boundary of the corporate limits of the city to the southern boundary of the corporate limits of the city; and
- (3) The entire Lone Star Parkway, extending from Texas State Highway 105 on the east to Texas State Highway 105 on the west.

(b) The city council may, from time to time, following recommendation either for or against such designation by the Planning and Zoning Commission, designate certain additional areas in the city as a Corridor Enhancement District, and define, amend, or eliminate the boundaries of designation. Such designation and the requirements thereof shall be in addition to any other zoning district designation or requirement established in this chapter. All zoning maps shall reflect the Corridor Enhancement District by the letters "CE" as a suffix to the use designated. Changes to the Corridor Enhancement District may be initiated by any person by request submitted to the city secretary.

Sec. 98-363. General Requirements.

(a) The construction of metal buildings is allowed within the Corridor Enhancement District; however, metal panels are prohibited on the exterior walls and facades of such buildings. Areas zoned as District ID Industrial are partially exempt from this requirement provided that the main entrance of the building visible from the Main entryways and corridors shall be 100% covered by the approved materials listed in subsection (b) of this section. The remaining exterior facades of a building within an area zoned as District ID Industrial must be at least 50% covered by a wainscoting of approved materials listed in subsection (b) of this section, from the front to the back of the facade wall.

(b) Within the Corridor Enhancement District, acceptable façade materials that may be used on buildings or structures, individually or in combination, include:

- (1) Natural stone
- (2) Brick
- (3) Wood
- (4) Fiber cement siding (e.g. Hardiplank)
- (5) Stucco or similar exterior finishing system
- (6) Pre-cast concrete panels which are painted or integrally colored
- (7) Exposed aggregate concrete
- (8) Any other acceptable system that is not metal panel

(c) New construction within the Corridor Enhancement District or buildings moved into the Corridor Enhancement District will be subject to the construction standards defined in this article.

(d) The city encourages property owners, architects and builders to recognize the historic significance of the city, and the desire to maintain and enhance the historic ambiance of the area. Therefore, voluntary compliance with other architectural aspects of the Design Guidelines for the City of Montgomery is strongly recommended.

Sec. 98-364. Exceptions and Exemptions.

(a) Commercial, institutional, and residential structures existing within the Corridor Enhancement District, prior to the effective date of this ordinance shall not be required to be altered, repaired or modified to meet existing design criteria unless major facade or structural renovations are planned by the property owner. Major facade or structural renovations are defined as changes or renovations to 25% or more of any facade of the structure or improvements facing a public right of way, street or roadway.

(b) Exceptions to these requirements may be reviewed by the Planning and Zoning Commission for a recommendation to city council for approval on a case by case basis provided that the Commission and city council finds that the proposed building materials and arrangement of these materials will enhance and preserve the character along the corridor in which the structure is located. Consideration for exceptions to the above requirements shall be based on the architectural design and creativity of the structure, and its compatibility with surrounding developed properties.

(c) Exceptions reviewed by the Planning and Zoning Commission and approved by city council shall be in effect for only the structure specifically authorized and shall become null and void should no building permit be issued within ninety (90) day or should the building permit for the specific structure expire.

(d) The provisions of this article shall not be construed to apply to properties located within any planned development district in which deed restrictions have already been approved by the city.

Sec. 98-365. Enforcement.

(a) A list of intended exterior materials will be submitted along with the building permit application. Building permits will not be approved unless acceptable external materials will be used.

(b) The city engineer and/or city building inspector will review construction to ensure compliance with this article, and no certificate of occupancy will be granted until compliance with this article is achieved.

SECTION 2. All provisions of the ordinances of the City of Montgomery in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Montgomery, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 3. If any provision, section, exception, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void, invalid or otherwise unenforceable, the invalidity or unenforceability shall not affect other provisions of this Ordinance or their application to other sets of circumstances and to this end all provisions of this Ordinance are declared to be severable.

SECTION 4. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 20th day of May, 2014.

CITY OF MONTGOMERY, TEXAS

By: _____

John Fox
John Fox, Mayor

ATTEST:

By: _____

Carol Langley
Carol Langley, City Secretary



CITY OF MONTGOMERY

P.O. BOX 708
MONTGOMERY, TX 77356
PHONE: 936-597-6434 |
Permits@ci.montgomery.tx.us
www.montgomerytexas.gov

CONSTRUCTION/DEMO PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc.

Expires in 6 months (180 days)
Non-Transferable

DATE OF APPROVAL: 7/27/2018

PERMIT NUMBER: CO-181700

Owner: BLUEWAVE CAR WASH - PSTXHO:0270 | Owner Phone #: (281) 652-5455

Contractor: TBD Apollo Construction | Cont. Phone #: () TBD

Contractor Mailing Address: TBD

City: TBD | State: TBD | Zip: TBD

Job Site Address: 20210 EVA STREET, MONTGOMERY, TEXAS 77356

Residential or Commercial Project: COMMERCIAL | Zoned: COMMERCIAL

LOT #: H1 | BLOCK#: _____ | LOT SIZE: 0.82 ACRES | BLDG. SIZE (SQ. FT.): 2,897

Description of work (Including Class & Construction Types):

PROPOSED 2893 SQUARE FOOT CAR WASH WITH UTILITIES, VACUUM ENCLOSURES, AND GRADING. OCCUPANCY CLASSIFICATION: OFFICE - "B" / BUSINESS (SECT .304) AND TUNNEL - "U" / UTILITY & MISC.. CONSTRUCTION TYPE: IIB (BC TABLE 503 & SECT. 602.2).

VALUE OF TOTAL WORK: \$ 1,700,000

\$0 - \$1000	\$60 FLAT FEE
\$1,001-\$50,000	\$15.00 FOR FIRST \$1,000 + \$5.00 FOR EACH ADDT'L \$1,000 OR FRACTION THEREOF
\$50,001 - \$100,000	\$260.00 FOR FIRST \$50,000 + \$4.00 FOR EACH ADDT'L \$1,000 OR FRACTION THEREOF
\$100,001 - \$500,000	\$460.00 FOR FIRST \$100,000 + \$3.00 FOR EACH ADDT'L \$1,000 OR FRACTION THEREOF
OVER \$500,001	\$1,660.00 FOR FIRST \$500,000 + \$2.00 FOR EACH ADDT'L \$1,000 OR FRACTION THEREOF
PLAN REVIEW FEE	EQUAL TO ONE-HALF OF THE PERMIT FEE WHEN VALUATION EXCEEDS \$70,000.00

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS AND LAWN SPRINKLERS.

I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law office regulating construction or the performance of construction.

Name of Applicant: DANIEL L BLANCAS

Applicant Signature: [Signature]

OFFICE USE ONLY

Plan Review Fee: \$ 2030.00

Permit Fee: \$ 4060.00

PERMIT FEE TOTAL: \$ 6090.00

Accepted By: [Signature]

Issued By: [Signature]



May 21, 2018

REVIEWED FOR CODE COMPLIANCE

BlueWave Express Car Wash
20210 Eva Street; Montgomery, Texas 77356

Type of Construction: **IIB**

Use and Occupancy: Business (**Group B**)

Fire Sprinkler: No (NFPA 13) may be required by County Fire Marshall

Fire Alarm: No

Plans for **BlueWave Express Car Wash** Permit revision of **02.23.18** have been reviewed for general conformity with the adopted Building Codes of the **City of Montgomery** (2015 International Building Code® series, 2014 National Electrical Code® and City Amendments). Any oversight in the review process shall not prevent the Building Official from requiring adherence to the Codes in the construction documents, other data or on-site installations. (IBC 107.3.1)

APPROVED

Note:

1. All exit lights at exterior doors shall comply with **2015 IBC 1008 Means of Egress Illumination. 1008.2 Illumination required.** The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.
1008.3.2 Buildings. In the event of power supply failure in buildings ... an emergency electrical shall automatically illuminate all of the following areas:
 - A. Interior and exterior exit stairways and ramps.
2. All electrical wiring minimum #12 AWG Copper.
3. 2015 IBC 501.2 Building shall be provided with approved address identification.
4. Install RPZ backflow preventer as per City requirements.
5. Subject to approval & inspections by County Fire Marshall office.
6. Building shall be registered with TDLR for Texas Accessibility Standards 2012.
7. Inspections shall be requested prior to covering any improvements.

Respectfully submitted,

Rick Hanna, CBO



JONES | CARTER

1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.383.4039
Fax: 281.383.3459
www.jonescarter.com

July 25, 2018

Ms. Helen E. Stallkamp, PE
Stantec
580 Westlake Park Blvd., Suite 1000
Houston, Texas 77079

Re: Plan Approval
Blue Wave Express Car Wash at Lone Star Parkway
City of Montgomery

Ms. Stallkamp:

We reviewed plans for Blue Wave Express Car Wash on behalf of The City of Montgomery (the "City"). We offer no objections to the plans as submitted to us. The City Engineer has signed the drawings, and the approval is valid for one (1) year. Any revisions to the approved plans will require subsequent review and approval by the City Engineer.

Our plan approval does not include a determination that any onsite private utilities were designed properly. We reviewed the plans solely for general compliance with the City's Code of Ordinances, and Design Criteria Manual; and the project's impact on the City's water, sanitary sewer, and drainage facilities. Omissions in this approval do not relieve the developer(s) of Blue Wave Express Car Wash from complying with all applicable rules and regulations of the City of Montgomery, Montgomery County, or any other regulatory body having jurisdiction.

Please refer to the City's General Construction Notes for information regarding construction coordination.

If you have any questions or comments, please contact me.

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/ab

K:\WS841\WS841-1024-00 Blue Wave Express Car Wash Plan Review\Project Management\Letters\Blue Wave Plan Approval.doc

Enclosures: Approved Plans

Cc (via email): Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works
Ms. Autumn Redman – City of Montgomery



Workers' Compensation • Property • Liability

May 9, 2019

Ms. Susan Hensley
City Secretary/Fund Contact
City of Montgomery
PO Box 708
Montgomery, TX 77356-0708

Re: Member: City of Montgomery
Claimants: Blu-Wave Car Wash
TMLIRP Claim #: LB99388

Dear Ms. Hensley:

This will acknowledge receipt of the City's correspondence notifying the Risk Pool of a claim filed by the Claimant. We are writing to notify the City the Claimant is not seeking damages covered by the Risk Pool.

The Claimant erected a building in violation of the City's Corridor Enhancement Area ordinance. The City approved a building permit even though the plans were not in compliance with the ordinance. The building is still under construction and no certificate of occupancy has been granted. The estimate for the cost of complying with the ordinance is \$12,000. However, there is no indication the Claimant has made a demand. Given the nature of the situation, it is unlikely there would be coverage through the Risk Pool if the issue is not resolved.

We draw your attention to the following provisions contained in the Liability Coverage Document:

PART I GENERAL CONDITIONS

I. DEFENSE

The Fund shall have the right and the duty to defend any **suit** against the **Member** or **Covered Party** seeking **damages** on account of such liability as covered in this **Plan**, even if any of the allegations of the **suit** are groundless, false, or fraudulent, and may make such investigation and settlement of any **claim** or **suit** it deems expedient, ...

...

PART II DEFINITIONS

Whenever the following words or phrases appear throughout the **Plan**, they are defined as follows:

...

TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL

- P. **DAMAGES** means monetary judgment, award, or settlement, but does not include fines, civil penalties, of whatever kind or nature, damages for which insurance is prohibited by law, pre-judgment interest and post-judgment interest thereon, or attorneys' fees unless those attorneys' fees are awarded in connection with a covered **damage**.

PART VIII EXCLUSIONS APPLICABLE TO ALL COVERAGES

Unless otherwise provided in the **Agreement Declarations**, under specific coverages or by endorsement, the self-insurance provided in this **Agreement** does not apply to or provide coverage for the following:

- M. Any **claim** or **suit** for breach of contract to which a **Covered Party** is a party or third-party beneficiary, or failing to procure a bond as required by law.

For purposes of this Exclusion, the term "**contract**" shall include express **contracts**, implied in fact **contracts**, and implied in law **contracts**;

- T. **Claims** or **suits** based:

1. On the Texas Private Property Rights Preservation Act; or
2. Upon the operation of the principles of eminent domain, including condemnation proceedings or inverse condemnation by whatever name called, whether such liability accrues directly against the **Member** or by virtue of any agreement entered into by or on behalf of the **Member**;

- W. Any **claims** or **suits** based upon the **Member's** or **Covered Party's** exercise of or failure to exercise its zoning or subdivision regulatory powers, except where or to the extent that such **claim** or **suit** seeks **damages**, unless otherwise excluded from coverage under this **Agreement**;

- X. **Claims** or **suits** against the **Member** or **Covered Party** which do not seek civil **damages** or monetary relief other than costs of court or attorneys' fees for prosecuting the **suit**, such as, but not limited to: criminal prosecutions and proceedings; election contests; actions for injunctions or

Ms. Susan Hensley/Fund Contact
May 9, 2019
Page 3

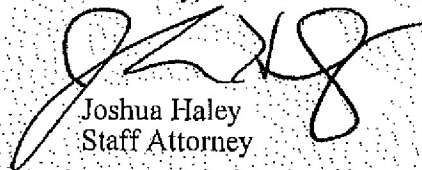
declaratory judgments; actions to enforce or invalidate ordinances, city charter provisions, or code provisions; actions specifically to enforce or invalidate **contracts** with the **Member** or between the **Member** and others; actions by government agencies against the **Member** or **Covered Party** to require compliance with applicable law or regulation; and actions by any person seeking exemption from applicable ordinances or regulations of the **Member**; except **claims** or **suits** filed with the Equal Employment Opportunity Commission, the Texas Work Force Commission Civil Rights Division, or any state or local commission created to enforce anti-discrimination in employment laws shall not be excluded;

If the Claimant were to ask the City to do something (but not request damages) such as give the Claimant a variance, it would be excluded under Exclusion X. above. The Claimant could also allege it relied on the permit approval and claim there was an implied in fact or law contract, which would be excluded by Exclusion M. above. The whole situation falls under the City's exercise of its zoning powers, which falls under Exclusion W. above. Also, it is possible the Claimant could claim the City's actions constituted a taking or inverse condemnation of its property, which is excluded under Exclusion T. above. Because it currently does not appear the Claimant is seeking damages covered by the Risk Pool, we do not intend to investigate. We are notifying the City of the probable lack of coverage so the City can take any action it deems appropriate in order to protect its interests.

Coverage for the defense of a lawsuit is determined by comparing the allegations in the most recent pleadings with the terms of the Liability Coverage Document. The Risk Pool provides a defense when the allegations seek covered damages. At this point, the Claimant is not seeking covered damages. It is possible the Claimant will seek damages not anticipated based on the information available at this time. Therefore, if this dispute is not amicably resolved and suit is filed, please forward it to the Risk Pool so we can determine if the allegations trigger the Risk Pool's duty to provide a defense.

We regret the Risk Pool cannot be of assistance. Please feel free to call if you have any questions concerning coverage.

Sincerely,




Joshua Haley
Staff Attorney

JH:ad

CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7016 1370 0001 6874 4924
g:\winword\3montgomery-blu-wave car wash 050819



To: Rick Hanna, Building Inspector
From: Jack Yates, City Administrator 
Subject: Corridor Enhancement District -- Building Exterior Review
Date: May 6, 2019

This morning I gave you a map of the Corridor Enhancement District and the ordinances regarding the Corridor Enhancement District standards for the exterior of buildings inside the District.

As we discussed, your review of the Corridor Enhancement District standards will be added to your list of review items as part of your review for building permits. Also, as we discussed, the review for the Corridor Enhancement District will be a simple process and not add anymore fees to your cost for review—as the review can often take just a moment or two to determine the exterior façade of the building as shown on the plans.

If a building does not meet the Corridor Enhancement District standards you are to discuss the issue with the building permit applicant. If they choose not to want to comply, you are to deny the permit and inform them to contact the City Administrator who can further discuss the matter with the applicant and, if needed, direct them about the process of applying for a variance.



Transmittal

Stantec Consulting Services Inc.

580 Westlake Park Boulevard Suite 1000, Houston TX 77079-2662

Phone: (713) 212-0011

Fax: (713) 212-0010

This area is for special notes. Examples are:
project name, project number, etc.

To: Jack Yates

Company: City of Montgomery

Address: 101 Old Plantersville Road
Montgomery, Texas 77316

Phone: 936-597-6434

Date: May 10, 2019

File: 222310713

Delivery: Courier

From: Helen E. Stallkamp

For Your Information

For Your Approval

For Your Review

As Requested

Confirmation

of receipt: _____

(signature)

**Reference: Variance to Section 98-390(a)
20210 Eva Street, Montgomery, Texas 77356**

Attachment:

Copies	Doc Date	Pages	Description
1	5/10/2019	2	Variance Request Application
1	5/9/2019	1	Limited Power of Attorney
1	5/10/2019	2	Variance Letter Request
1	9/12/2017	1	A-300 Exterior Elevations
1	9/12/2017	1	A-301 Exterior Elevations
1	9/12/2017	1	A-601 Finish Plan
1	5/15/2018	1	C2.1 Overall Site Plan
1	5/10/2019	1	Check in the amount of \$500 payable to the City of Montgomery

Stantec Consulting Services Inc.

Helen Stallkamp P.E.

May 10, 2019
Jack Yates
Page 2 of 2

Reference: Variance to Section 98-390(a)20210 Eva Street, Montgomery, Texas 77356

Project Manager

Phone: 713 212 0011 ext 5769
Fax:
Helen.Stallkamp@stantec.com

c. Stratton Poland, Vice President, BlueWave Express Car Wash



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to shensley@ci.montgomery.tx.us

Contact Information

Property Owner(s): BW Montgomery Investment LLC aka BlueWave Express Car Wash

Address: 361 3rd St., Ste. A, San Rafael, CA Zip Code: 94901-3580

Email Address: S.Poland@bluewaveexpress.com Phone: 281-652-5455 ext 724

Applicants: Helen E. Stallkamp, Stantec Consulting Services, Inc.

Address: 580 Westlake Blvd., Ste. 1000, Houston, TX 77079

Email Address: Helen.Stallkamp@Stantec.com Phone: 713-587-5769

Parcel Information

Property Identification Number (MCAD R#): R471199

Legal Description: Buffalo Springs Shopping Center Phase 2, Block 1, Res H-1

Street Address or Location: 20210 Eva Street, Montgomery, TX 77356

Acreage: 0.82 Ac. Present Zoning: Commercial Present Land Use: Commercial

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2017-03 Section(s): 98-390 (a) General Requirements

Ordinance wording as stated in Section (98-390(a)):

“The construction of metal buildings is allowed within the corridor enhancement district; however, metal panels and exposed concrete masonry units (CMU) of any kind on the exterior walls and facades of such buildings.”

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

The section of the ordinance prohibits exposed concrete masonry units (CMU) of any kind on the exterior walls and facades of buildings along SH 105 (Eva Street). The variance is to approve decorative split face (CMU) blocks the exterior walls and facades of the BlueWave Express Car Wash. The exterior of the enclosed car wash has different size and color of split face (CMU) to present a compatible building within the corridor. Please see attached rendering of another site with the proposed landscape.

Signatures

Owner(s) of record for the above described parcel:

Signature: Helen C. Stallkamp for Owner Date: 5/10/2019

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use

LIMITED POWER OF ATTORNEY

This Limited Power of Attorney (the "Agreement") is made and effective

BETWEEN: Helen E. Stallkamp, Stantec Consulting Services Inc. (THE "Agent), of the following address: 580 Westlake Park Blvd, Ste. 1000, Houston, TX 77079

AND: Stratton Poland, BW Montgomery Investment LLC (the "Principal"), of the following address: 6630 Roxburgh Drive, Suite 120, Houston, TX 77041

TERMS

KNOW ALL MEN BY THESE PRESENTS, that this Limited Power of Attorney is given by Principal to Agent and that the Principal hereby appoints Agent to be its agent and to do in its name and on its behalf The following

1. Represent Principal at the City of Montgomery Board of Adjustments and the City Council Public Hearing about the subject Seeking a variance to Ordinance No. 2017-03 which amends Section 98-390(a) of the Code of Ordinances, entitled "General Requirements", by prohibiting exposed concrete masonry units (CMU) of any kind on the exterior walls and facades of such buildings.

All Power and authority granted in this power of attorney will automatically terminate in 90 days from today's date unless sooner revoked by me.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on May 9, 2019.

AGENT

Helen E. Stallkamp
Authorized Signature

Helen E. Stallkamp, Associate
Stantec Consulting Services Inc

Print Name and Title

PRINCIPAL

Stratton Poland
Authorized Signature

Stratton Poland, Vice President
BW Montgomery Investment LLC
BlueWave Express Car Wash

Print Name and Title

ACKNOWLEDGMENT

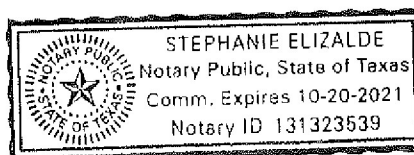
State of Texas

County of Harris

On May 9th 2019 before me, Stephanie Elizalde, notary, personally appeared Stratton Poland, proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Signature Stephanie Elizalde





Stantec Consulting Services Inc.
580 Westlake Park Boulevard Suite 1000, Houston TX 77079-2662

May 10, 2019
File: 222310713

Attention: Board of Adjustment
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Dear Chairman,

Reference: Variance to Section 98-390 (a)
20210 Eva Street, Montgomery, Texas 77356

Stantec is representing BW Montgomery Investment LLC, aka BlueWave Express Car Wash for the variance petition. The variance is to Section 98-390(a) to allow decorative split face block on the exterior and façade, dumpster and vacuum enclosures of the BlueWave Express Car Wash located at 20210 Eva Street (SH 105). BlueWave is an enclosed tunnel car wash.

BlueWave Express Car Wash has obtained the site development and building permits from the City of Montgomery and is near the end of construction at this time. The exterior of the building was detailed in the attached plan sheets: A-300 and A-301, Exterior Elevations and A-601, Finish Plan from the approved set. The dumpster and vacuum enclosures are also split face CMU for a uniform appearance.

The exterior is made up of the following combination of blocks:

Bottom six courses of wall on the building– Split Face CMU, Mojave Brown – 8" X 8" X 16"
Upper wall on building – Ground Face CMU, Limestone Buff – 8" X 8" X 16"
Divider between wall sections – Ground Face CMU, Limestone buff – 4" X 8" X 16"

Compliance with the section of the ordinance would create a hardship for the owner as the building is completed with the spit face CMU exterior. The owner relied on the securing the appropriate building and development permits from the City as approval of the elements of the project.

Respectfully seek approval of this variance from the Board.

Regards,

Stantec Consulting Services Inc.

Helen Stallkamp P.E.
Project Manager
Phone: 713 212 0011 ext 5769
Fax:

May 10, 2019
Board of Adjustment
Page 2 of 2

Reference: **Variance to Section 98-390 (a)20210 Eva Street, Montgomery, Texas 77356**

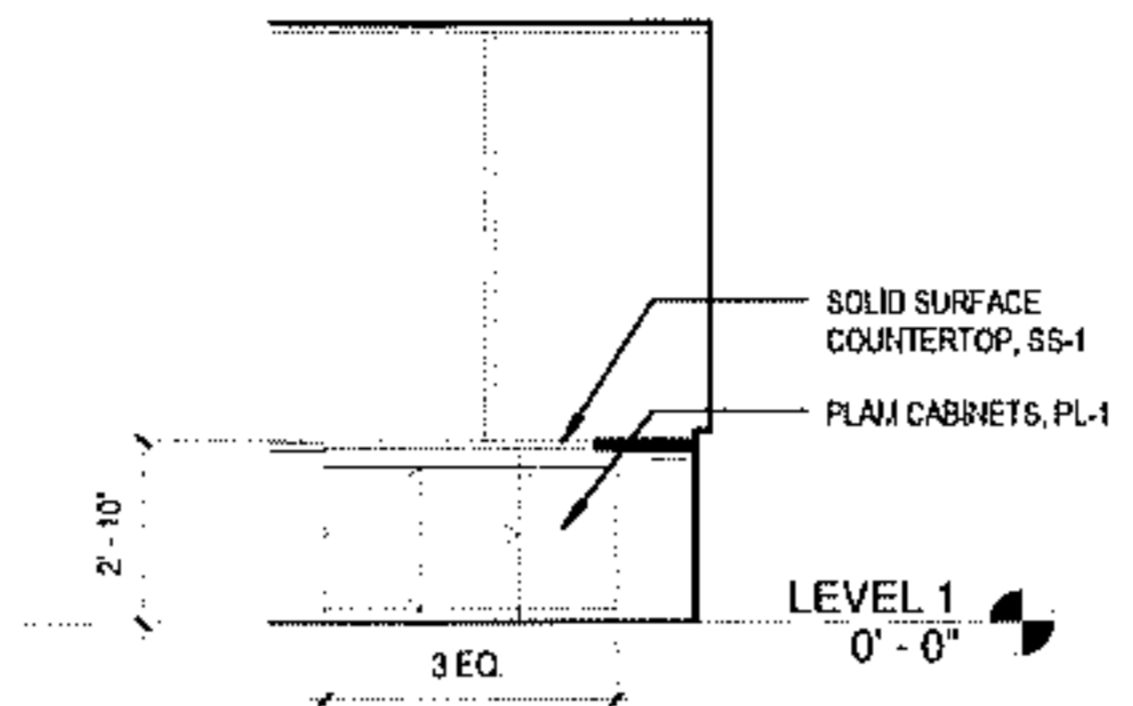
Helen.Stalkamp@stantec.com

Attachment: A-300 Exterior Elevations
 A-301 Exterior Elevations
 A-601 Finish Plan

c. Stratton Poland, Vice President, BlueWave Express Car Wash

FINISH SCHEDULE

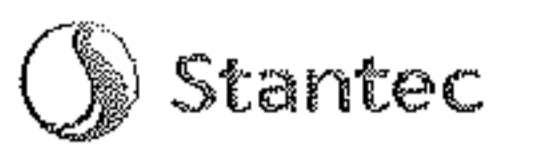
DESIGNATION	MATERIAL	MANUFACTURER	STYLE	COLOR	SIZE	NOTES
IF-1	TILE	DALTILE	VERANDA	DUNE P527	13" x 20"	1/8" JOINTS, GROUT, TEXTRITE #13 GRAY
B-1	TILE	DALTILE	VERANDA	DUNE P527	6 1/2" x 20"	1/8" JOINTS, GROUT, TEXTRITE #13 GRAY
IF-2	NATURAL CONC					GRAY EPOXY COATING - SEE SPEC
CG	STAINLESS STEEL CORNER GUARDS				1" x 1" x 48" H	
FRP	FRP	CRANE COMPOSITES	SEQUENTIA FLAT	WHITE 1130	48" H	
M-1	CMU MASONRY	HEADWATERS	SPLIT FACE CMU	#12 MOJAVE BROWN	8" x 8" x 16"	LOWER WALL, MORTAR COLOR = ROYAL UMBER, PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-2	CMU MASONRY	HEADWATERS	GROUND FACE CMU	#813 LIMESTONE BUFF	8" x 8" x 16"	UPPER WALL, MORTAR COLOR = ALMOND-N / VANILLA - N / KHAKI - S, PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
M-3	CMU MASONRY	HEADWATERS	GROUND FACE CMU	#813 LIMESTONE BUFF	4" x 8" x 16"	4" CHAMFERED UNIT, MORTAR COLOR = ALMOND-N / VANILLA - N / KHAKI - S, PROVIDE KRETE EFFLORESCENCE CONTROL ADMIXTURE TO ALL GROUT MIXTURES
P-1	PAINT	SHERWIN WILLIAMS		SW7029 AGREEABLE GRAY		TYPICAL WALL COLOR, INTERIOR HM DOOR & FRAMES
P-2	PAINT	SHERWIN WILLIAMS		SW7006 EXTRA WHITE		TYPICAL CEILING / EXPOSED ROOF STRUCTURE COLOR - EPOXY OVERCOAT IN SEMI-GLOSS FINISH
P-3	PAINT	SHERWIN WILLIAMS		SW6107 NOMADIC DESERT		TYP. EXTERIOR HM DOORS / FRAMES, DUMPSTER GATES, PARAPET COPING
W-1	20 GA GALVANEAL					W/ EXTRUTECH PANELS
PL-1	PLASTIC LAMINATE	FORMICA	CITADEL			MATTE FINISH
SS-1	SOLID SURFACE	CORIAN BY DUPONT	ELDERBERRY			



H8 OFFICE MILLWORK ELEV.
1/4" = 1'-0"

GENERAL NOTES: FINISH

- A. NO SUBSTITUTIONS OF GRADE, QUALITY, OR MANUFACTURER SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM ARCHITECT OR TENANT.
- B. REFER TO FINISH PLAN, REFLECTED CEILING PLAN, ELEVATIONS, AND DETAILS FOR ACCENT FINISH LOCATIONS, APPLICATION, AND TERMINATION.
- C. ALL FLOORING FINISH TRANSITIONS TO BE MADE AT CENTERLINE OF DOORS AND CASING OPENING FRAMES, UNLESS NOTED OTHERWISE.
- D. PROVIDE FLOOR TRANSITION STRIP BETWEEN CPT AND VCT - ROPPE CORP. NO. 56. COLOR TO MATCH TONE OF CPT, SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.
- E. PROVIDE SCHLUTER SCHEIBE TRANSITION STRIP IN BRUSHED ALUMINUM FINISH BETWEEN CPT AND TILE, REF. DETAILS.
- F. LEVELING COMPOUND TO BE IN SLOPE 4'-0" FROM EDGE OF TRANSITION STRIP. SLOPE NOT TO EXCEED 1/16" PER FOOT.
- G. PAINT ALL EXPOSED CONDUIT AT UNDER-CABINET TASK LIGHTING TO MATCH CABINET FINISH.
- H. WALL TEXTURE TO BE "LIGHT ROLLER STIPPLE" CUT IN STIPPLE WITHIN 1/4" OF FRAMES, CORNERS, AND OTHER ITEMS.
- I. SURFACES WHICH ARE TO RECEIVE FINISHES ARE TO BE CLEAN, TRUE, AND FREE FROM IRREGULARITIES.
- J. CONTRACTOR TO SUBMIT TWO SAMPLES OF EACH FINISH TO ARCHITECT FOR APPROVAL. SUBMITTALS TO BE IDENTIFIED WITH FINISH CODE, NAME, DATE, NUMBER, FORMULA, SHEEN, AND TEXTURE AS REQUIRED. CONTRACTOR TO PLACE FULL ORDER ONLY AFTER WRITTEN APPROVAL OF ACCEPTANCE IS RECEIVED. GENERAL CONTRACTOR TO ALLOW ADEQUATE TIME FOR REVIEW AND RE-SUBMITTAL AS REQUIRED.
- K. PROVIDE 8" X 8" (MINIMUM) MOCK-UP OF EACH WALL PAINT ON-SITE WITH FINAL LIGHTING FOR ARCHITECT AND TENANT'S APPROVAL.
- L. CARPET SHALL LAY IN SAME DIRECTION, UNLESS OTHERWISE SHOWN. CARPET TO RECEIVE A MINIMUM OF SEAMS WITH NO CROSS-JOINTS. AVOID SEAMING NEAR DOORS AND CORNERS. CONTRACTOR SHALL PROVIDE TWO COPIES OF SEAMING SUBMITTALS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING ORDER. CARPET SHALL BE TRIMMED EVENLY AND NEATLY FOR A TIGHT FIT. FINAL INSTALLATION SHALL BE FREE FROM RIPPLES AND PUNCTURES AND PER MANUFACTURER'S AND INDUSTRY STANDARDS. ARCHITECT SHALL MAKE FINAL DETERMINATION.
- M. REFER TO MANUFACTURER'S INSTRUCTION FOR TEMPERATURE OF SURFACES TO BE PAINTED AND OF SURROUNDING AIR. DO NOT APPLY MATERIALS WHEN RELATIVE HUMIDITY EXCEEDS 65% AND DO NOT APPLY TO DAMP OR WET SURFACES.
- N. ALL CARPETED AREAS TO BE CLEANED AND VACUUMED PRIOR TO FINAL INSPECTION. ALL VCT, WOOD, TILE, STONE, SEALED CONCRETE, OR OTHER HARD SURFACE FLOOR FINISHES TO BE CLEANED AND WAXED PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO FINAL INSPECTION.
- O. PAINT ALL SIDE EDGES OF CUT CEILING TILES TO MATCH FINISH FACE.

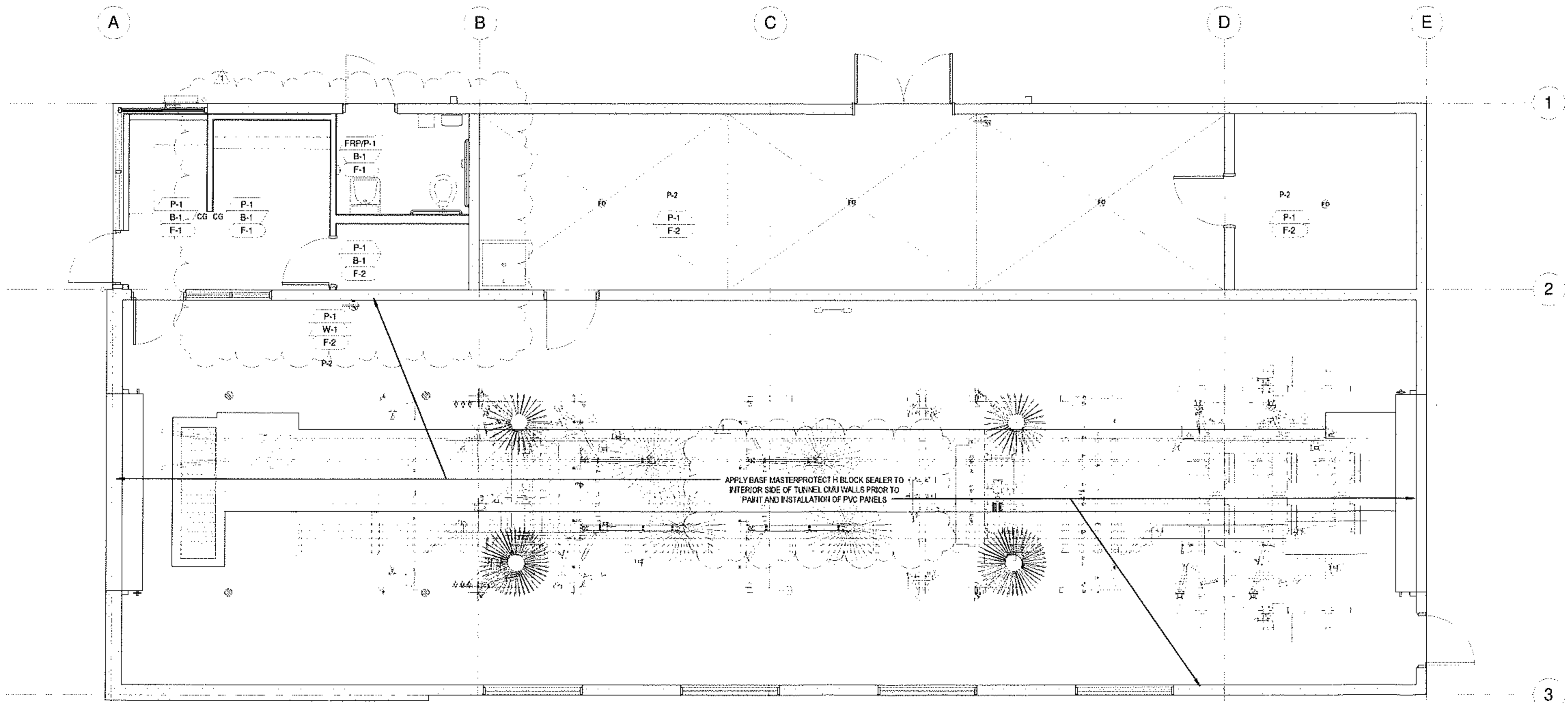
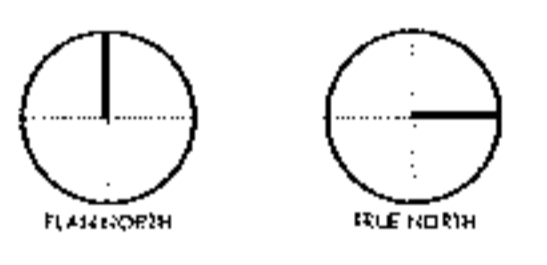


540 Westlake Blvd. Suite 1200
Houston, Texas 77027
Tel: (713) 215-4601 Fax: (713) 212-0010
Toll-free: 1-877-652-4545 • 10/04/12



09.12.17

BLUEWAVE EXPRESS
- LONESTAR PARKWAY
20210 EVA ST.
MONTGOMERY TX
77356



A1 FINISH PLAN - LV 01
1/4" = 1'-0"

1 REVISION 1	10.18.17
PERMIT	09.12.17
Issues	
Project Number	17.01.013
Drawn By	OS
Checked By	TY

A-601
FINISH PLAN



563 Westmore Blvd. Suite 1000
Houston, Texas 77028
Tel: (713) 212-0011 Fax: (713) 212-0010
TDD: (713) 212-0011



09.12.17

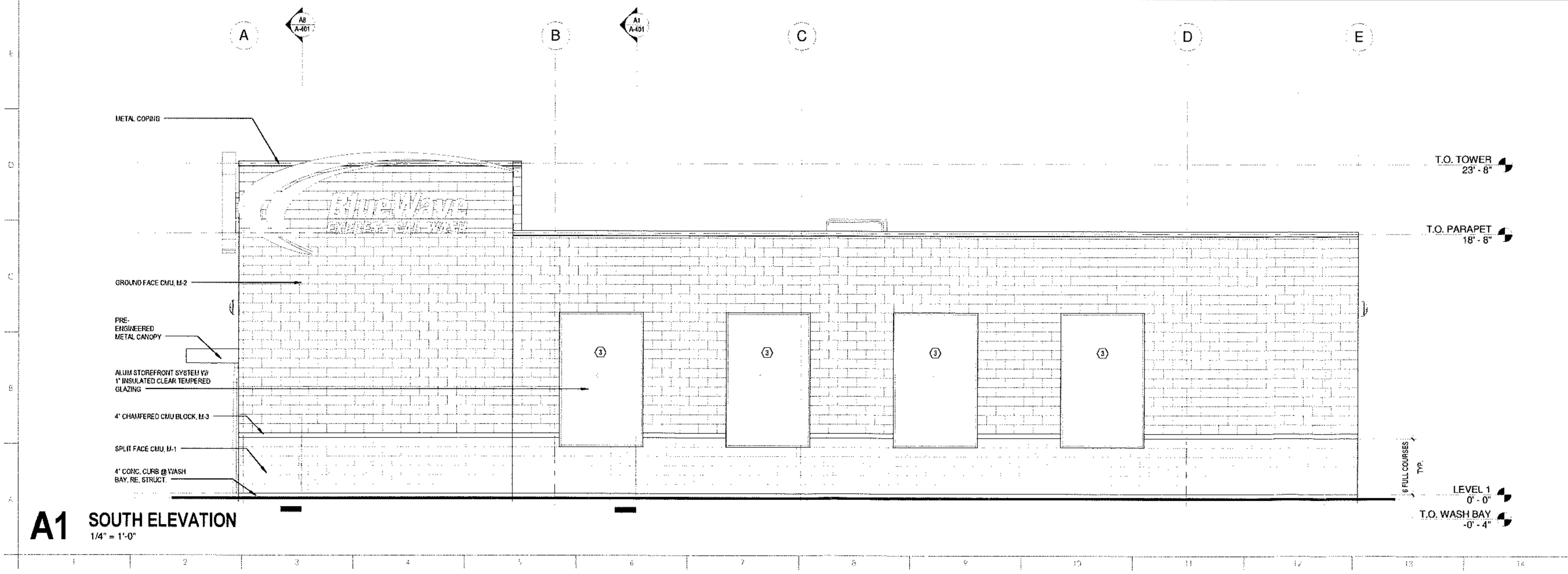
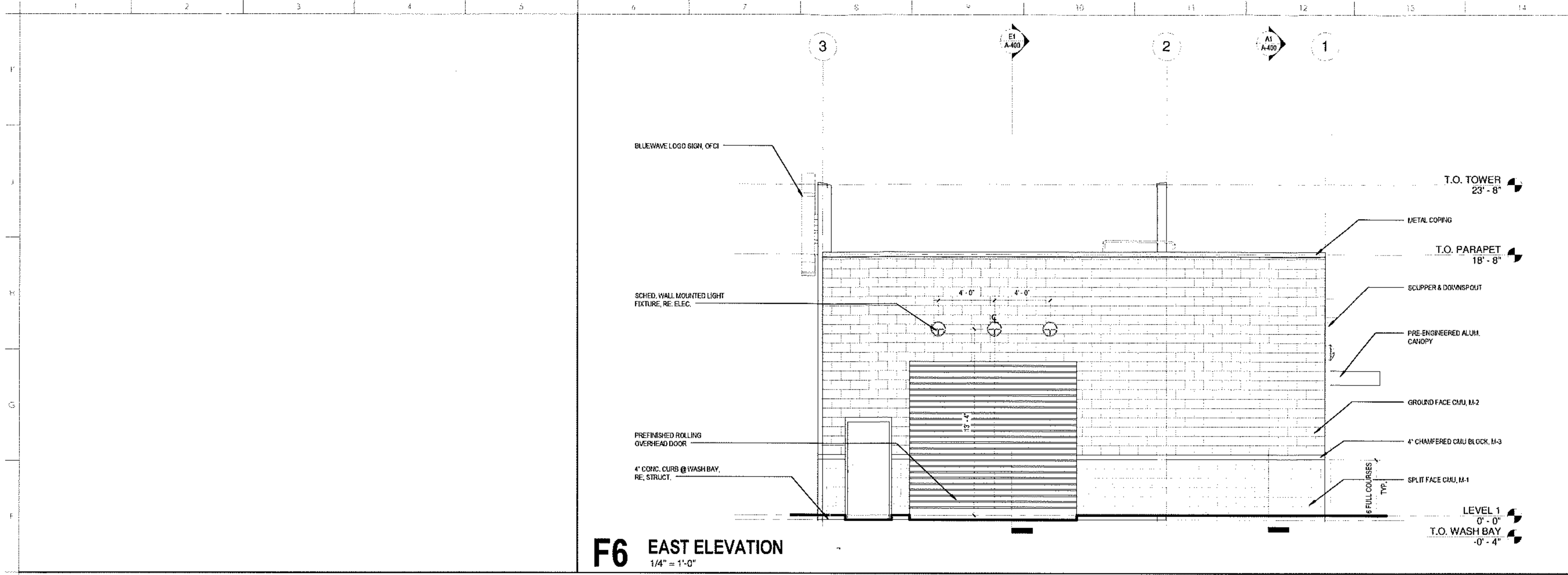
**BLUEWAVE EXPRESS
- LONESTAR
PARKWAY**
20210 EVA ST.
MONTGOMERY TX
77356

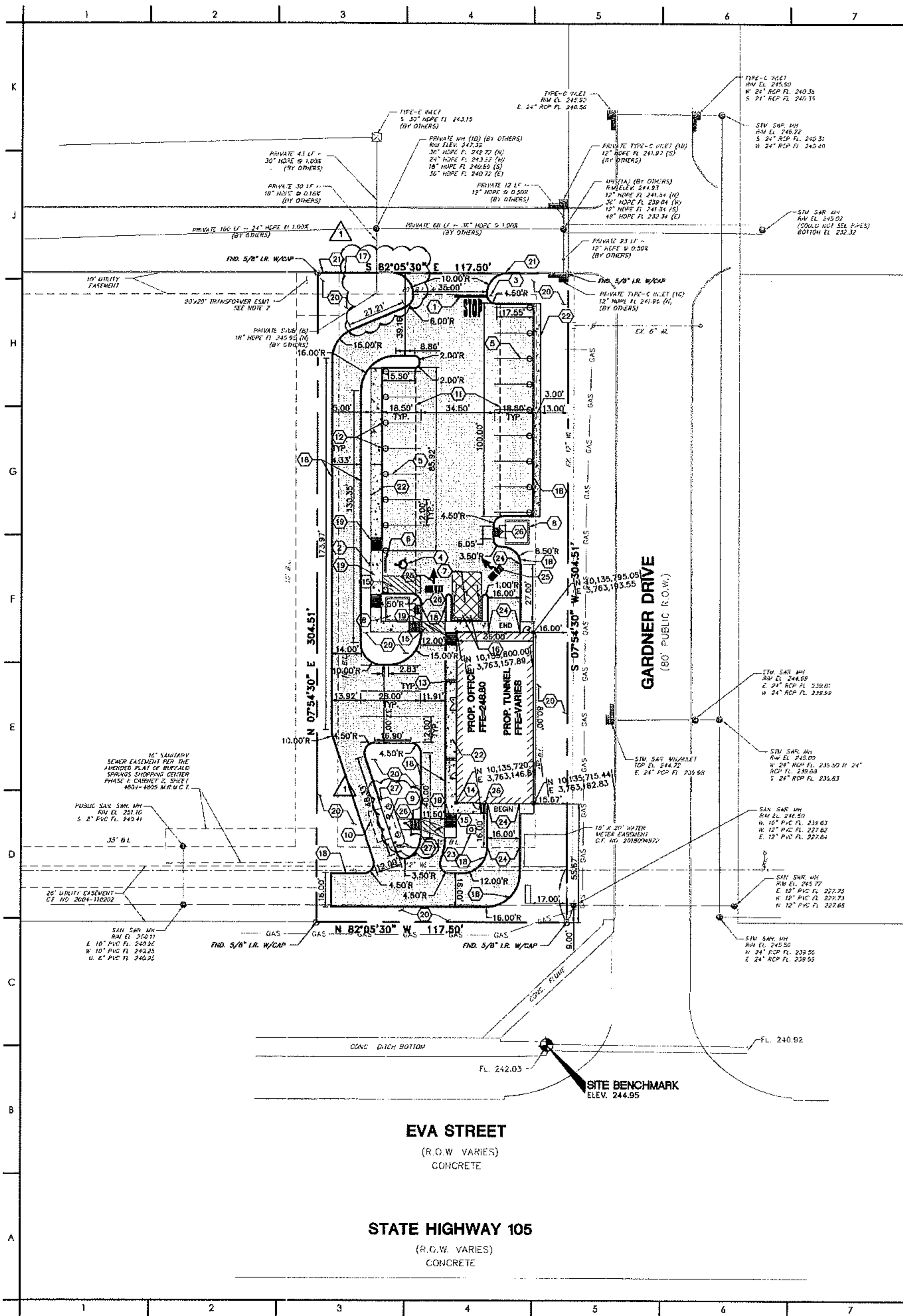
PERMIT 09.12.17

Issues	
Project Number	17.01.013
Drawn By	OS
Checked By	TY

A-301

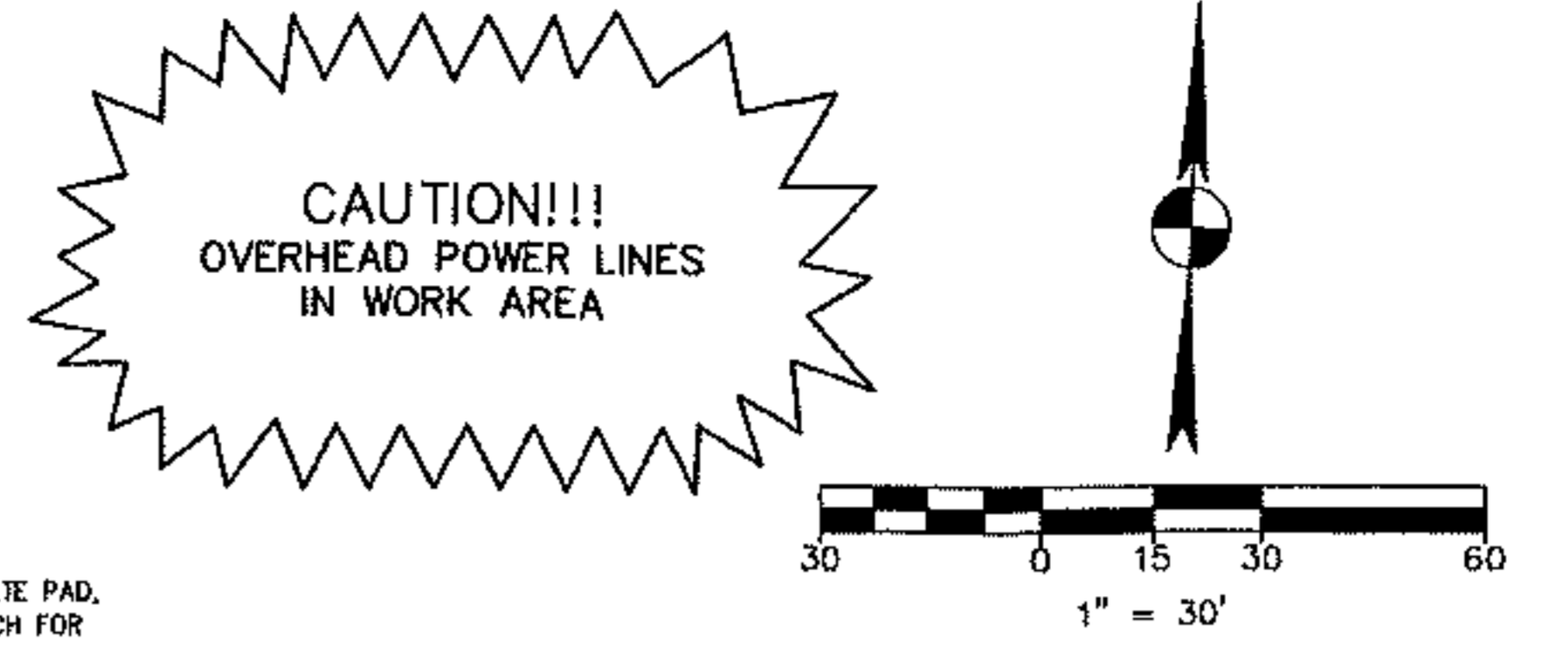
EXTERIOR
ELEVATIONS





SITE DETAILS

- 1 PROPOSED STOP BAR (11 C31)
- 2 PROPOSED HANDICAP PARKING SIGN, TYP. (5 C31)
- 3 PROPOSED STOP SIGN (1 C31)
- 4 PROPOSED HANDICAPPED PARKING SPACE, TYP. (8 C31)
- 5 PROPOSED 4" WIDE PAINTED STRIPE, TYP.
- 6 PROPOSED WHEEL STOP (4 C31)
- 7 PROPOSED DUMPSTER ENCLOSURE (RE: ARCH FOR DUMPSTER DETAIL)
- 8 PROPOSED VACUUM ENCLOSURE, CONTRACTOR TO PROVIDE 4" CONCRETE PAD, ENCLOSURE, AND CONDUITS. (RE: MEP PLANS FOR CONDUITS, RE: ARCH FOR ENCLOSURE DETAIL, VACUUM PUMPS TO BE INSTALLED BY OTHERS.)
- 9 PROPOSED AUTOMATED PAY STATION-- TO BE PROVIDED BY OWNER AND INSTALLED BY OTHERS. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE (RE: MEP PLANS FOR DETAILS.) (3 C31)
- 10 PAYSTATION CANOPY (RE: VACUTECH DRAWINGS FOR DETAILS & SPECIFICATIONS)
- 11 PROPOSED CANOPY STRUCTURE TO BE PROVIDED BY OWNER. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 12 PROPOSED CANOPY FOOTING TYPICAL. TO BE INSTALLED PER CANOPY MANUFACTURER'S SPECIFICATIONS. RE: CANOPY PLANS FOR FOOTING DETAIL
- 13 PROPOSED SIDEWALK CHANNEL DRAIN WITH GALVANIZED CHECKERED PLATE TO ALIGN WITH BUILDING DOWNSPOUTS. (2 C31)
- 14 DOWNSPOUT TO DRAIN TO SIDEWALK (RE: ARCH. PLANS)
- 15 PROPOSED 45' STRIPING (10 C31)
- 16 PROPOSED 6" BOLLARDS (9 C31)
- 17 CONTRACTOR TO TIE IN PROPOSED DRIVE CONNECTION. MATCH EXISTING CURB, GUTTER AND PAVING ELEVATIONS. CONTRACTOR SHALL DOWEL #5 BARS 27" LONG ON 18" CENTERS INTO THE CENTER OF THE PAVING AND EPOXY WITH "PO ROCK" OR APPROVED EQUAL. DOWELS SHALL BE EMBEDDED A MINIMUM OF 6".
- 18 PROPOSED 6" CONCRETE CURB (TYP.) (6 C31)
- 19 PROPOSED ADA RAMP (12 C31)
- 20 PROPOSED LANDSCAPE AREA (RE: LANDSCAPE PLANS)
- 21 PROPOSED CURB TO MATCH EXISTING CURB
- 22 PROPOSED SIDEWALK
- 23 CONTRACTOR TO INSTALL 30' FLAGPOLE. CONFIRM LOCATION WITH BLUEWAVE PRIOR TO INSTALLATION.
- 24 TRANSITION CURB FROM 0" TO 6" OVER 25' (RE: GRADING PLAN FOR DETAILS)
- 25 ONE WAY TRAFFIC ARROW AND TEXT.
- 26 PROPOSED MAINTENANCE RAMP.
- 27 PROPOSED 3" PAY STATION BOLLARDS



FLOODPLAIN INFORMATION:
 FLOOD STATEMENT: SURVEYOR HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, MAP NUMBER 48339C0200G, EFFECTIVE DATE OF AUGUST 18, 2014, AND THE MAP INDICATES THIS TRACT TO BE IN "ZONE X"; NO PORTION OF THIS PLAT LIES WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA, INUNDATED BY 100 YEAR FLOOD OR OTHER FLOOD AREAS. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THEREFORE FLOOD LINES AS SHOWN ARE SUBJECT TO CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTES
 BM - EL. 244.95
 TOP OF MITERED END SECTION
 WEST OF GARDNER DRIVE.

Chris Romany
 CITY OF MONTGOMERY, CITY ENGINEER
 SIGNATURE VALID FOR ONE (1) YEAR
 7/25/2018
 DATE

BlueWave
 PREMIUM PRESS
 CAR WASH

Stantec
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 Houston, Texas 77079
 Tel. (713) 212-0011 Fax (713) 212-0010
 TBPE # F-6324 TBPLS # 10194227

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HELEN E. STALLKAMP
 122435
 LICENSED PROFESSIONAL ENGINEER
 5/15/2018

BLUEWAVE LONE STAR
 20210 EVA ST.
 MONTGOMERY, TX 77356
 PSTXHO-0270

OVERALL SITE PLAN

PAVING LEGEND

[Symbol]	CONSTRUCT SIDEWALK RE: LANDSCAPE ARCHITECT PLANS FOR SPECIFICATIONS
[Symbol]	CONSTRUCT 6" THICK REINFORCED CONCRETE SIDEWALK RE: LANDSCAPE ARCHITECT PLANS FOR SPECIFICATIONS
[Symbol]	CONSTRUCT 6" THICK REINFORCED CONCRETE PAVING PER GEOTECH REPORT
[Symbol]	CONSTRUCT 7" THICK REINFORCED CONCRETE PAVING PER GEOTECH REPORT

- NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO SEED AND SOO EXPOSED DIRT AREAS UPON COMPLETION OF FINAL GRADE AND BACKFILL. CONTRACTOR TO COORDINATE WITH DEVELOPER ON TYPE OF SEED TO BE USED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
 - CONTRACTOR TO REFER TO LANDSCAPE PLANS TO IDENTIFY AND PROTECT EXISTING TREES/VEGETATION TO REMAIN.
 - BUILDING COORDINATES ARE TO SLAB EDGE.
 - ALL GRADING BACKFILL, SUBGRADE PREPARATION, COMPACTION AND PAVING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ANY ADDENDUMS THERETO AS PREPARED BY NINYO & MOORE, PROJECT NUMBER 700697001, DATED AUG. 15, 2017.
 - CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART V OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-- LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION.
 - NO LANES SHALL BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THRU FRIDAY.
 - SEE SHEET C02 FOR GENERAL SITE PLAN NOTES.

LEGEND

EXISTING	PROPOSED
[Symbol]	[Symbol] 58.00 ELEVATION
[Symbol]	[Symbol] NG 68.00 NATURAL GRADE
[Symbol]	[Symbol] TC 68.10 TOP OF CURB
[Symbol]	[Symbol] G 67.75 GUTTER
[Symbol]	[Symbol] RIM 68.85 MANHOLE RIM
[Symbol]	[Symbol] FL 65.30 FLOWLINE
[Symbol]	[Symbol] TW 65.30 TOP OF WALL
[Symbol]	[Symbol] TP 65.30 TOP OF PAVEMENT
[Symbol]	[Symbol] EP 65.30 EDGE OF PAVEMENT
[Symbol]	[Symbol] TS 65.30 TOP OF SIDEWALK
[Symbol]	[Symbol] FG 65.30 FINISH GRADE
[Symbol]	[Symbol] HP 65.30 HIGH POINT
[Symbol]	[Symbol] TG 65.30 TOP OF GRATE
[Symbol]	[Symbol] 5/8" IRON ROD SET W/TOWN & COUNTRY CAP
[Symbol]	[Symbol] 5/8" IRON ROD W/CAP FOUND (UNLESS NOTED)
[Symbol]	[Symbol] SIGN
[Symbol]	[Symbol] BOLLARD
[Symbol]	[Symbol] STORM SEWER MANHOLE
[Symbol]	[Symbol] GRATE
[Symbol]	[Symbol] BB INLET
[Symbol]	[Symbol] C INLET
[Symbol]	[Symbol] SANITARY SEWER MANHOLE
[Symbol]	[Symbol] SAMPLE WELL
[Symbol]	[Symbol] GREASE TRAP
[Symbol]	[Symbol] SANITARY CLEAN OUT
[Symbol]	[Symbol] WATER METER
[Symbol]	[Symbol] BLOWOFF VALVE
[Symbol]	[Symbol] FIRE HYDRANT
[Symbol]	[Symbol] WATER VALVE
[Symbol]	[Symbol] UTILITY POLE
[Symbol]	[Symbol] LIGHT STANDARD
[Symbol]	[Symbol] GAS METER
[Symbol]	[Symbol] GAS VALVE
[Symbol]	[Symbol] DOWN GUY
[Symbol]	[Symbol] ELECTRIC BOX
[Symbol]	[Symbol] TELEPHONE ENCLOSURE
[Symbol]	[Symbol] TELECOMMUNICATIONS MANHOLE
[Symbol]	[Symbol] BOUNDARY LINE
[Symbol]	[Symbol] DIRECTION OF PROPOSED FLOW
[Symbol]	[Symbol] UNIT LINE
[Symbol]	[Symbol] SANITARY LINE
[Symbol]	[Symbol] PAVEMENT SAWCUT
[Symbol]	[Symbol] CONCRETE CURB
[Symbol]	[Symbol] EDGE OF PAVEMENT
[Symbol]	[Symbol] SANITARY SEWER LINE
[Symbol]	[Symbol] FORCE MAIN
[Symbol]	[Symbol] STORM SEWER LINE
[Symbol]	[Symbol] CONTOUR LINE
[Symbol]	[Symbol] CHAIN LINK FENCE
[Symbol]	[Symbol] WATER LINE
[Symbol]	[Symbol] UNDERGROUND TELEPHONE LINES
[Symbol]	[Symbol] OVERHEAD ELECTRIC LINES
[Symbol]	[Symbol] UNDERGROUND ELECTRIC
[Symbol]	[Symbol] UNDERGROUND GAS LINES
[Symbol]	[Symbol] UNDERGROUND PIPE LINES
[Symbol]	[Symbol] HANDICAP

REV 1 01.22.18

PERMIT SET

Issues

Project Number 222310713

Drawn By VM

Checked By JS

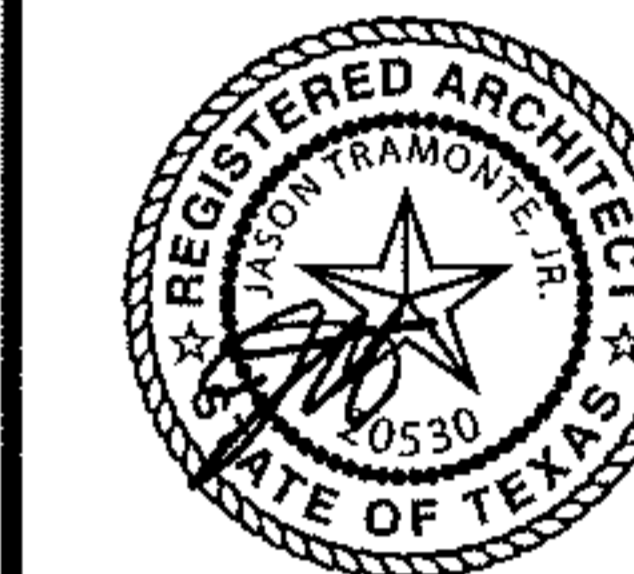
C2.1



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Houston, Texas 77002

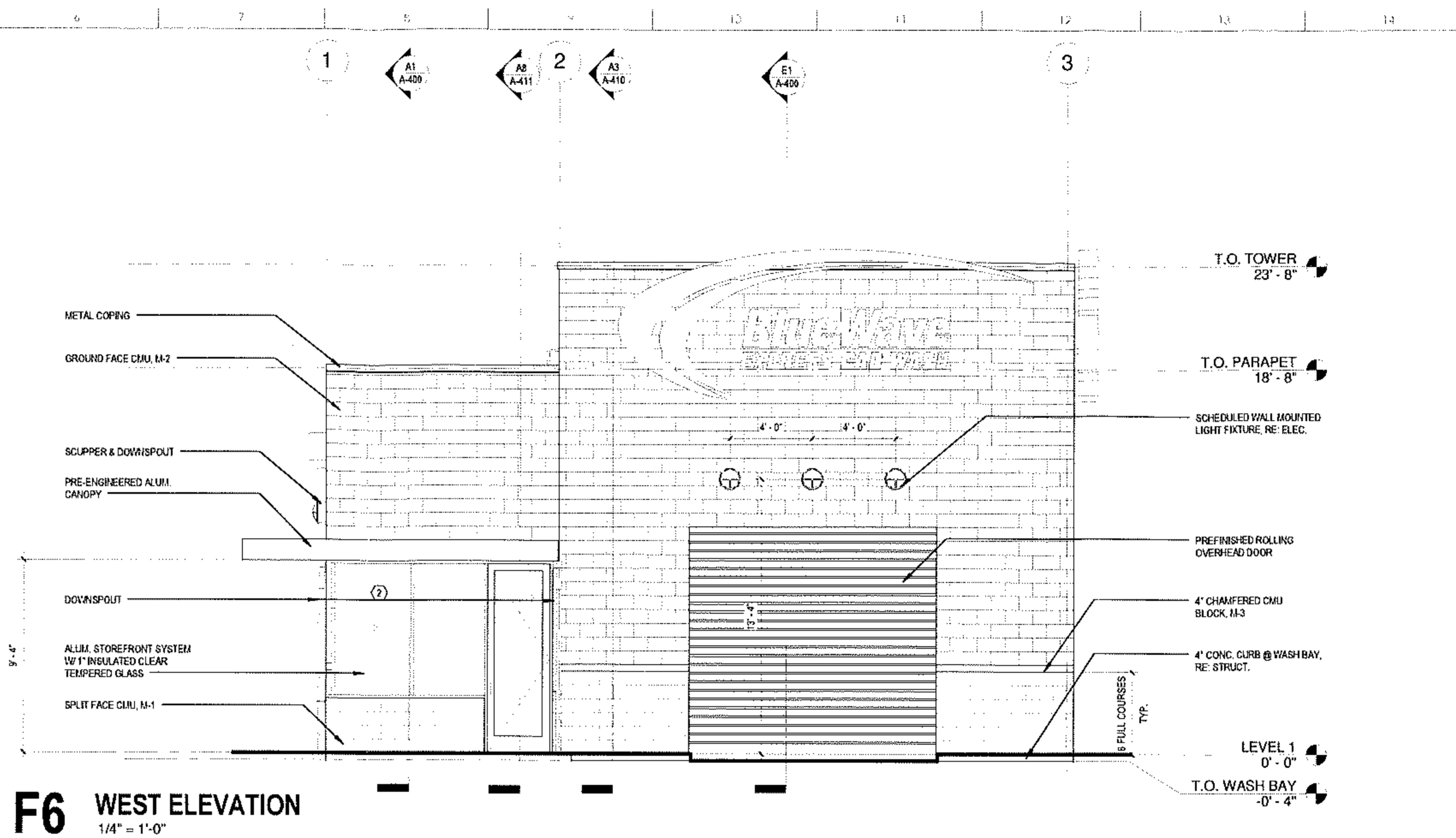


09.12.17

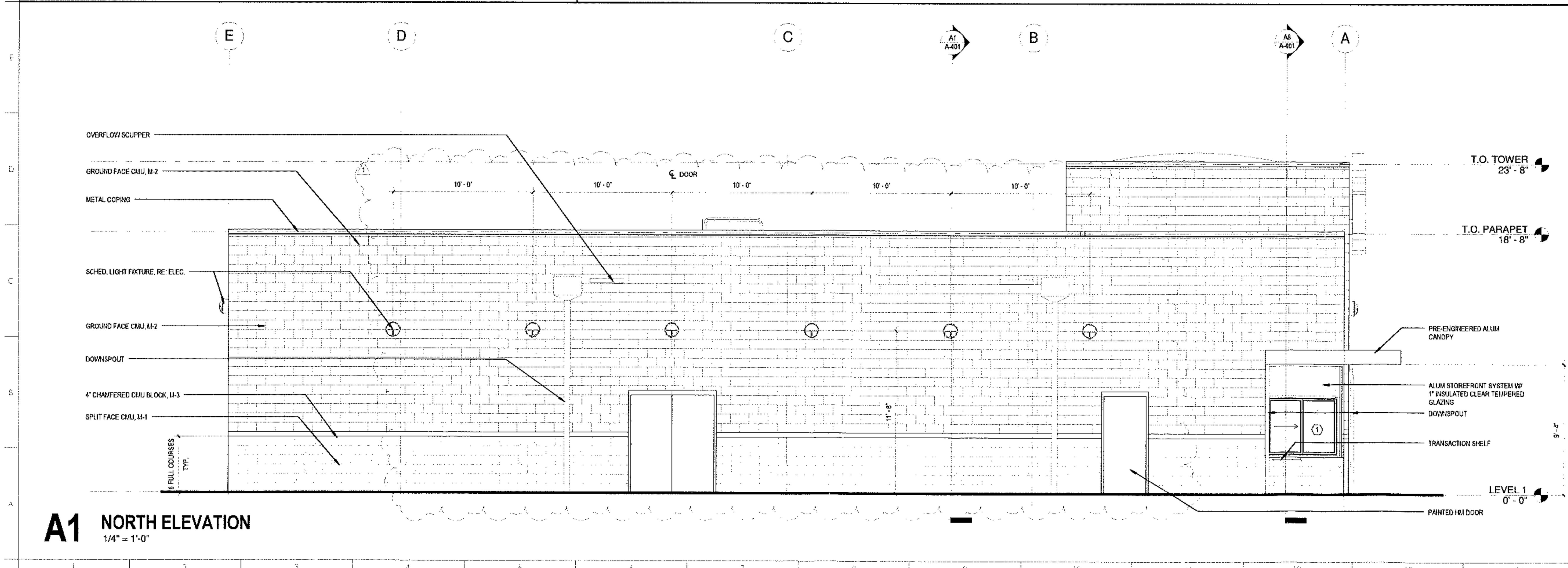
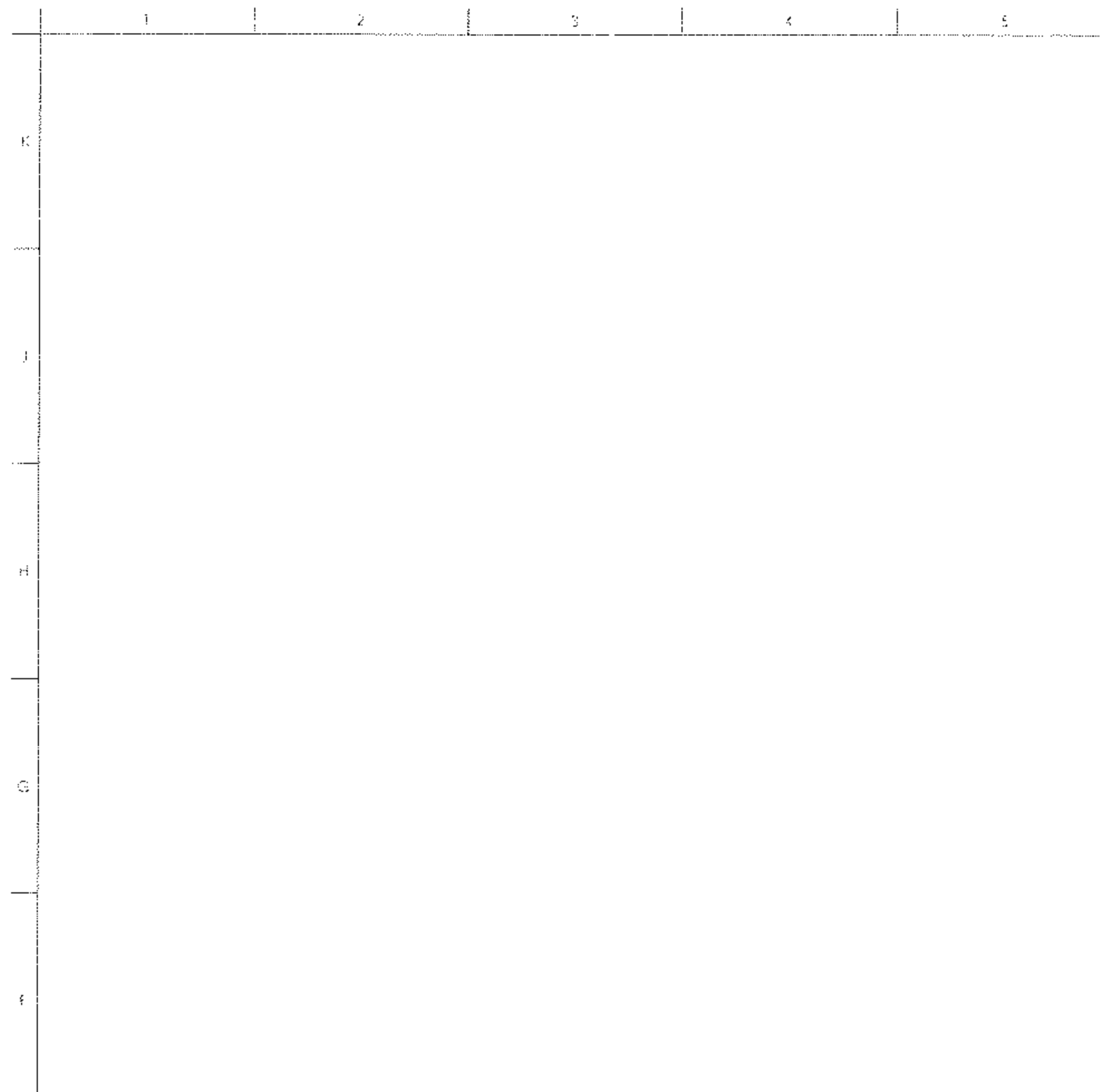
**BLUEWAVE EXPRESS
- LONESTAR
PARKWAY**
20210 EVA ST.
MONTGOMERY TX
77356

1 REVISION 1	10.18.17
PERMIT	09.12.17
Issues	
Project Number	17.01.013
Drawn By	OS
Checked By	TY

A-300
EXTERIOR
ELEVATIONS



F6 WEST ELEVATION
1/4" = 1'-0"



A1 NORTH ELEVATION
1/4" = 1'-0"

